

MINUTES OF THE PLANNING COMMISSION MEETING OF MAY 03, 2006, AT 6:00 P.M.  
IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Doug Haymore, Jerri Harwell, Tom Bowen, Gordon Nicholl, Geoff Armstrong, Amy Rosevear, Sue Ryser

EXCUSED: JoAnn Frost, Jim Keane

STAFF PRESENT: Planning Manager Michael Black, Associate Planner Glenn Symes, City Attorney Shane Topham, Deputy City Recorder Sherry McConkey

ALSO PRESENT: Scott Martin, Michael Liljenquist, Chad Liljenquist, Robert Arrington, Bob, Susan, & Gary Despain, Barney Carlson, David & Amy Nance, Ron Schroeder, Gary & Jill McGee, David & Gayle Holmes, Ryan VanLeeuwen, Russ Monroe, Nancy Shepherd, Scott Clark, Bev Lund, Verl Shell, Tony Campo, Kevin Cushing, Tamara Olsen, Joyce Shell, Jim Williams, Jon Gregory, Bruce Evans

1.0 **PUBLIC COMMENT**

1.1 No public comment was given.

2.0 **ARCHITECTURAL REVIEW COMMISSION – PARK CENTRE V**

2.1 Per the Gateway Overlay Zone adopted by the City, all developments in the Gateway Zone are required to be reviewed and approved by the Architectural Review Commission (ARC). As the City has yet to appoint an ARC, the Planning Commission is acting as the de facto ARC.

2.2 Mr. Black explained that Chad Liljenquist has proposed new retail buildings located at the corner of Fort Union Blvd., and Park Centre Dr., which is located in the Gateway Zone. Mr. Black discussed building architecture, landscaping, lighting, signage, site layout, compatibility with surrounding developments and other issues as they relate to the Gateway design criteria and recommended approval of a Certificate of Design Compliance in the Gateway zone.

2.3 Robert Arrington, CLC & Associates, Architect, presented drawings and gave an overview of the project, glass, angles, and elevation. He gave an overview of the design of windows and buildings design.

2.4 **MOTION:** Mr. Haymore moved to issue a Certificate of Design Compliance for the Park Centre V development. The motion was seconded by Mr. Nicholl and passed on a 6-1 vote with Chair Bowen opposed.

**3.0 FINAL APPROVAL – CHECK CITY**

3.1 Mr. Black explained that Check City had previously been before the Planning Commission and part of the motion was that the applicant return for final approval to verify all conditions had been met. Mr. Black stated that all conditions have been met and staff is recommending approval.

3.2 **MOTION:** Mr. Nicholl moved to approve the Final Approval for Check City with the condition that a construction fence be installed during the building process. The motion was seconded by Mr. Armstrong and passed unanimously by voice vote.

**4.0 COMPATIBILITY STANDARD – PAWN SHOP**

4.1 Mr. Black stated that there has been a request for a compatibility standard in the City for a pawn shop. The current ordinances do not specifically cover pawn shops and staff recommended adding pawn shops without weapons as a conditional use to the Regional Commercial zone.

4.2 Chair Bowen opened the public hearing.

4.3 No public comments were given.

4.4 Chair Bowen closed the public hearing.

4.5 Mr. Armstrong moved to approve the Compatibility Standard to add pawn shops without weapons in the Regional Commercial zone and pawn shops with weapons to the Sexual Oriented Business zone as recommended in the staff report dated May 03, 2006. The motion was seconded by Mr. Nicholl and passed 6-1 with Ms. Ryser opposed.

**5.0 PUBLIC HEARING – CONDITIONAL USE – LEGACY ESTATES**

5.1 Mr. Symes explained that this item is for an approval of a site plan and preliminary subdivision plat. The request is for a 32-lot subdivision on approximately 46 acres of land located at 9180 S. Wasatch Blvd. Mr. Symes noted that the current zoning is R-1-15 and that there is a pending request for a zone change to RR-1-21. The property would have a gated entrance and an 8 foot wall on the north boundary to increase privacy between the two neighborhoods. Staff recommended approval of this item.

5.2 Chair Bowen opened the public hearing.

5.3 Jill McGee thanked Michael Black, Glenn Symes and the Cottonwood Heights staff for their willingness to listen.

5.3 Chair Bowen closed the public hearing.

5.4 Mr. Haymore recused himself from this item due to the proximity of his property.

5.5 Mr. Nicholl moved to approve the plat subject to the emergency gate located off of Greenhill Drive having an accessible key box for emergency personnel. The motion was seconded by Mr. Armstrong and passed 4-2 with Ms. Harwell and Ms. Rosevear opposed.

6.0 **PUBLIC HEARING – CONDITIONAL USE – ROYAL OAKS ESTATES**

6.1 Mr. Black stated that Barney Carlson is requesting a 15-lot PUD located at Royal Lane and Creek Road (2400 East), on approximately 7.5 acres of property. Mr. Black noted that Mr. Carlson has met the minimum requirements for the RR-1-21 zone for PUD's and staff recommends approval.

6.2 Chair Bowen opened the Public Hearing.

6.3 Scott Clark expressed his concerns that the increased traffic flow would put an undue hardship on the families in the neighborhood. He was also concerned that the proposed wall would cause a visual obstruction and create an additional issue that emergency personnel and others would be blocked by the wall in the event of a flood. Mr. Clark stated that the wall would have to come down if such a flood occurred to save the houses.

6.4 Mr. Black stated that there is a flood control easement and the applicant would not be able to block this area. He also said that sidewalks should be provided by Mr. Carlson on his property to lessen the safety issues of pedestrians.

6.5 Glen Robinson, stated his concerns are the same as Mr. Clark and asked for clarification on the sidewalks, curbs and gutters.

6.6 Kevin Cushing, asked for clarification on the open space in parcel A and questioned if it would abut the creek.

Mr. Black stated that the open space would abut the creek and that the open space is also a storm water detention area.

6.7 Nancy Shepherd, asked why the fence was not going to be wrought iron. Mr. Black stated that the wall is an ornamental wall that will provide a barrier between the two properties.

6.8 Chair Bowen closed the public hearing.

6.9 **MOTION:** Mr. Haymore moved to approve the Conditional Use permit for a 15-lot pud located on Royal Lane and Creek Road based on recommendations listed in the Staff Report dated May 03, 2006, with the addition of a forth fire hydrant; a sidewalk down

Royal Lane to the end of Mr. Carlson's property; and no construction improvements in the flood control easement. The motion was seconded by Mr. Armstrong and passed 4-3 with Ms. Ryser, Chair Bowen and Ms Rosevear opposed.

7.0 **ACTION ITEM - FLAG LOT ORDINANCE**

7.1 Mr. Black explained the revisions that had been made to the proposed Flag Lot Ordinance.

7.2 Ryan Van Leewen, asked for clarification on the minimum lot size of a flag lot.

7.3 Mr. Black explained that the lot needs to be 125% of the minimum lot area required in the zoning district.

8.0 **REVIEW ITEM – NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL OFFICE ZONE**

8.1 Mr. Black explained the revisions of the proposed Neighborhood Commercial and Residential Office zone.

8.2 Bruce Evans, expressed concern about having outside music and asked that stronger wording be used.

8.3 Joyce Shell, stated that the definitions in the conditional use section of the Neighborhood Commercial zone needs to be more detailed.

9.0 **REVIEW ITEM – R-1-10 ZONE**

9.1 Mr. Black stated that this is a new zone that is similar to the R-1-8 zone with the exception that the lot sizes are larger.

10.0 **PLANNING MANAGER REPORT**

10.1 Mr. Black gave an update on the current planning projects.

10.2 Mr. Symes gave an update on bus benches and potential sites.

11.0 **MOTION:** Ms. Harwell moved to adjourn. The motion was seconded by Mr. Haymore and passed unanimously on a voice vote. The Business Meeting adjourned at 8:13 p.m.